

HANOVER PLANNING BOARD



JUNE 19TH, 2006

MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the June 19, 2006 meeting of the Hanover Planning Board. Peter Moll, Rich Deluca, Brian Connolly, and Maryann Brugnoli were present. Gary Hendershot was absent. Associate members Steve Rusko and Bernie Campbell were also present. The Board reviewed the minutes of the June 5th 2006 meeting. Bernie motioned to accept the June 6th minutes as amended. Maryann seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

755(753) Washington Street –Auto Mart- PB06-25LSP

The Chairman opened the hearing at 6:45 P.M. Maryann recused herself from the hearing due to her relationship with the applicant. The Chairman appointed Bernie Campbell as the alternate. Peter read the Public Hearing notice into record. The Town Planner informed the Board that he did receive a copy of the Water Quality Compliance Certificate from the DPW. He then went over his comments. The Board discussed the location of the visitor and employee parking. They suggested designating spaces # 68, 69 and 70 as additional visitor parking per the plan. Kelsey Richardson from Merrill Associates, the applicant's engineer, told the Town Planner that she would send the CAD version of the plans to him. The Town Planner asked whether the Board felt the applicant would need a special permit or variance from the Zoning Board of Appeals pursuant to Section 4.110.A of the Zoning Bylaws. The Board decided that the applicant would not need a variance or a special permit from the Board of Appeals. Jim O'Brien, an abutter to the property asked if the Board could include a provision in the Special Permit to allow for a new curb cut for the applicant in case the Mass Highway required one in the event of any future development on Route 53. The Board and the applicant had no objections to including such a provision. The Board then asked the applicant for a revise plan showing the new parking space layout. Rich made a motion to close the hearing. Bernie seconded the motion and it was so voted unanimously. Brian then motioned to approve the Special Permit with ten (10) conditions. Rich seconded the motion and it was so voted unanimously.

85 Winter Street – Cri Tech – PB06-21SP

The Chairman opened the hearing at 8:05 P.M. Peter then read the public hearing notice into record. Atty. Jeff Tocchio went over the plan and showed some photos of the site to the Board. He explained that Cri Tech is a manufacturer of rubber products for automotive and mechanical use and that they are ISO 9000 licensed. He also explained that the company currently leases a building on King Street and that they would be vacating that property if the Special Permit for their addition is granted. Doug Heald from Merrill Associates, the applicant's engineer, explained the plans in more detail. Dave Nyman of ENSR discussed his comments and Mr. Heald told the Board that he would be in touch with Mr. Nyman to discuss his concerns and revise his plans as necessary. Mr. Heald also presented the Board with the Order of Conditions from the Conservation Commission. He also explained that the plans had been revised slightly from the original plans to accommodate the Fire Department's requirements. The Board discussed the hours of operation and the noise from truck traffic. They indicated that they would like to have some language in the decision about these issues. The Board was also concerned about the safety of the pavement and the lighting in the parking areas. Brian asked the applicant about the feasibility of constructing sidewalks along Winter Street at the front of the site. Rich made a motion to continue the hearing until July 24, 2006 at 8:00 P.M. Maryann seconded the motion and it was so voted unanimously.

1392 Washington Street – McDonald's- PB06-23SP

The hearing was rescheduled to July 10, 2006 at 7:00 P.M. due to an error in the abutter notification process.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board reviewed a letter from JPD Nominee Trust requesting the return of the Guaranteed Deposit for Osprey Lane and Russell Road. These roads were accepted at Town Meeting in May. Maryann made a motion to return all of the funds in the Guaranteed Deposit Account to the applicant. Rich seconded the motion and it was so voted unanimously.

The Board reviewed Form A plan PB06-28A for 88 Center Street. The Town Planner informed the Board that they could not endorse the plan because the Special Permit creating a retreat lot on the site was still in the 20 day appeal period. He told the Board that they would be able to endorse it after the appeal period was up and the decision had been recorded at the Registry of Deeds.

The Board reviewed Form A plan PB06-29A for 639 Whiting Street. Maryann made the motion to endorse the plan. Rich seconded the motion and it was so voted unanimously.

The Board endorsed various invoices.

OTHER BUSINESS

The Board reviewed a letter from Hanover Country Club LLC requesting a Limited Site Plan Review for the Village Commons PRDS. The applicant wants to convert the Planned Residential Development for Seniors to a Village Planned Unit Development. The applicant indicated that all aspects of the plan will remain the same. The applicant requested that they be allowed to submit a revised traffic study and a revised set of plans showing minor changes in the calculations relating to Zoning Parameters. They wish to expedite the process by submitting only the plans and associated documents that will change as a result of this modification. The Board told the applicant that they would need to notify all of the abutters again. Maryann made the motion to allow the Limited Site Plan Review as requested by the applicant but added that the Board would require confirmation that the revised loading capacity calculations for the wastewater treatment facility will meet the Board of Health requirements. Steve seconded the motion and it was so voted unanimously.

The Board discussed the issue of sidewalks in Town. They decided to ask Victor Diniak, DPW Superintendent, to come in on July 10, 2006 at 6:30 P.M. to discuss the pros and cons of the issue with them.

The Board decided to invite residents of the PRDSs to come in and discuss the issue of renting the Community Centers in the PRDSs on July 10, 2006 at 7:45 P.M.

Maryann motioned to adjourn at 9:55 p.m. Steve seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:55 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY